

The following site is being submitted for inclusion into the GIS registry:

- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a: New Submittal

BRRTS ID (no dashes): 0344001124

Comm # (no dashes): 54501958379

County: Oneida

Region: Northern

Site Name: Bania Estate/Starks Landmark

Street Address: 2479 Hwy C

City: Rhineland

Final Closure Date: 2003-04-17

Closure Conditions: met

Off-source property contamination? No

(If yes, attach locational data and deed information on pg. 2)

Right-of-way contamination? No

Contaminated media: Soil

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): 580816

Northing (Y): 576866

Collection Method: DNR Web Site

Scale or Resolution: 1:

(1:24,000 scale or finer)

Prepared by: David Blair

Submitted by: David Blair

Source Property Checklist

- ☒ Final Closure Letter
- ☒ The most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ A certified surveyed map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map
- ☒ Parcel ID for all properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s), soil borings and/or potable wells etc for properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW and/or Soil contamination plume
- ☒ Latest Table of GW and/or Soil results
- ☐ Map showing GW flow direction
- ☐ A table of the previous 4 water level elevation measurements
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☐ ROW Notification



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

April 17, 2003

Jeff and Cindy Dickison
476 County Hwy G
Pelican Lake, WI 54463

RE: **Final Closure**

Commerce # 54501-9583-79 **WDNR BRRTS # 03-44-001124**
Bania Estate/Starks Landmark, 2479 Hwy C, Rhinelander

Dear Jeff and Cindy Dickison:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is understood that you have elected to have the site listed on the soil GIS registry instead of having a deed notice recorded on the site's property deed as requested in the department's June 20, 2002 *Conditional Case Closure* letter. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-2515.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David E. Blair', written over a light blue horizontal line.

David E. Blair
Hydrogeologist
Site Review Section

cc: Jeff Lynott, Environmental Compliance Consultants, Inc.
Case File

544573

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEEDThis Deed, made between CYNTHIA DICKISON,
JAMES BANIA AND KENNETH BANIAand ARNOLD FEIGHT, Grantor,

, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
TWENTY TWO THOUSAND DOLLARS
conveys to Grantee the following described real estate in ONEIDA
County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

RECEIVED
ONEIDA COUNTY, WIS.

01 DEC 26 AM 11 45

V1087 P419-421

Thomas H. Feight
REGISTER OF DEEDSST 565 AND 566
PARCEL IDENTIFICATION NUMBERLOTS 1 AND 2 OF BLOCK 2 OF THE VILLAGE OF STARKS ACCORDING TO THE
RECORDED PLAT THEREOF.GRANTORS ARE RESPONSIBLE FOR THE COST OF ANY ENVIRONMENTAL CLEAN UP
AND TO RESOLVE THE SAMETRANSFER
\$ 67.50
FEEThis IS NOT homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:

And

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 30 day of AUGUST 192001

(SEAL)

CYNTHIA DICKISON

(SEAL)

JAMES BANIA

James R. Bania

JAMES BANIA

(SEAL)

KENNETH BANIA

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by §706.06, Wis.Stats.)

THIS INSTRUMENT WAS DRAFTED BY

GARY D. KNUDSON ST BAR NO. 1010357
P O BOX 733 RHINELANDER, WI 54501(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

ONEIDA

County,

ss.

Personally came before me this 30 day of
August 192001, the above named

JAMES BANIA

to me known to be the person who executed the foregoing
instrument and acknowledge the same.GARY D. Knudson
Notary Public, Oneida County, Wis.My commission is permanent. (If not, state expiration date:
_____, 19____.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

BOOK 1087 PAGE 419

DOCUMENT NO.

This Deed, made between CYNTHIA DICKISON,
JAMES BANIA AND KENNETH BANIA

_____, Grantor,
and ARNOLD FEIGHT

_____, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration
TWENTY TWO THOUSAND DOLLARS
conveys to Grantee the following described real estate in ONEIDA
County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

ST 565 AND 566
PARCEL IDENTIFICATION NUMBER

LOTS 1 AND 2 OF BLOCK 2 OF THE VILLAGE OF STARKS ACCORDING TO THE
RECORDED PLAT THEREOF.

GRANTORS ARE RESPONSIBLE FOR THE COST OF ANY ENVIRONMENTAL CLEAN UP
AND TO RESOLVE THE SAME

This IS NOT homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 30th day of AUGUST, 192001

Cynthia A. Dickison (SEAL)

• CYNTHIA DICKISON (SEAL)

• _____ (SEAL)

_____ (SEAL)

• JAMES BANIA (SEAL)

• KENNETH BANIA (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis.Stats.)

THIS INSTRUMENT WAS DRAFTED BY

GARY D. KNUDSON ST BAR NO 1010357
P O BOX 733 RHINELANDER, WI 54501

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

ONEIDA

County.

ss.

Personally came before me this 30th day of
October, 192001, the above named

CYNTHIA DICKISON

to me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

• Gary D. Knudson
Notary Public, Oneida County, Wis.

My commission is permanent. (If not, state expiration date:
_____, 19____.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DOCUMENT NO.

This Deed, made between CYNTHIA DICKISON,
JAMES BANIA AND KENNETH BANIA

_____, Grantor,
and ARNOLD FEIGHT

_____, Grantee,
Witnesseth, That the said Grantor, for a valuable consideration _____

TWENTY TWO THOUSAND DOLLARS
conveys to Grantee the following described real estate in ONEIDA
County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

ST 565 AND 566
PARCEL IDENTIFICATION NUMBER

LOTS 1 AND 2 OF BLOCK 2 OF THE VILLAGE OF STARKS ACCORDING TO THE
RECORDED PLAT THEREOF.

GRANTORS ARE RESPONSIBLE FOR THE COST OF ANY ENVIRONMENTAL CLEAN UP
AND TO RESOLVE THE SMR

This IS NOT homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging:
And _____

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this 30th day of AUGUST 192001

_____, (SEAL)

* CYNTHIA DICKISON

_____, (SEAL)

*

_____, (SEAL)

* JAMES BANIA

Ken Bania

* KENNETH BANIA

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19 _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not _____
authorized by §706.06, Wis.Stats.)

THIS INSTRUMENT WAS DRAFTED BY

GARY D. KNUDSON ST BAR NO. 1010357
P O BOX 733 RHINELANDER, WI 54501

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

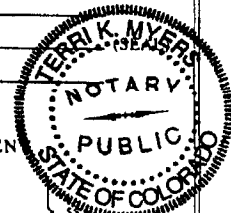
ACKNOWLEDGMENT
State of Wisconsin

ONEIDA KEFFERSON County
Personally came before me this 20th day of
September 2001 the above named

KENNETH BANIA

to me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

TERRI K. MYERS
Notary Public, Jefferson County, WI
My commission is permanent. (If not, state expiration date:
3-3-04)

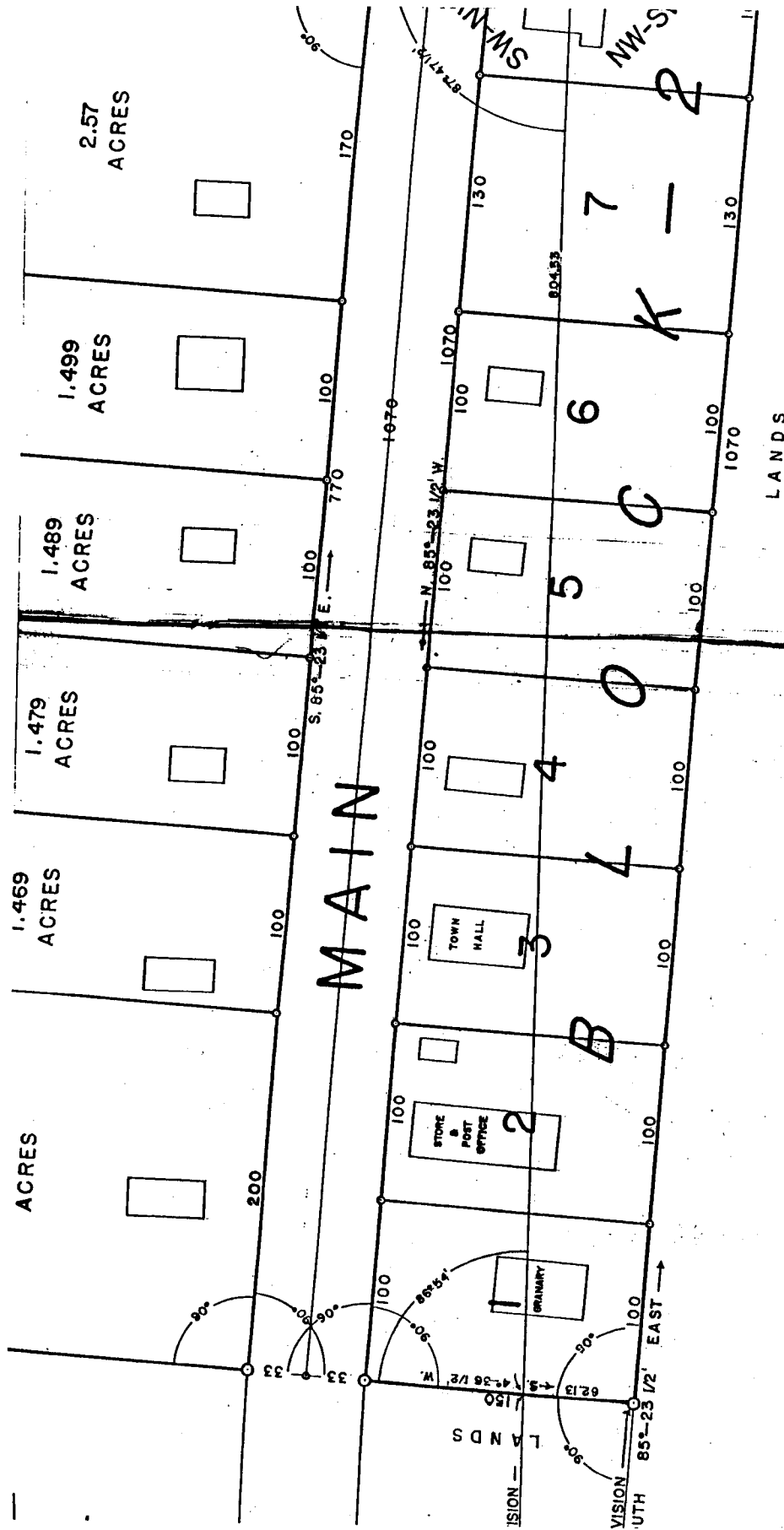


* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

BOOK 1087 PAGE 421

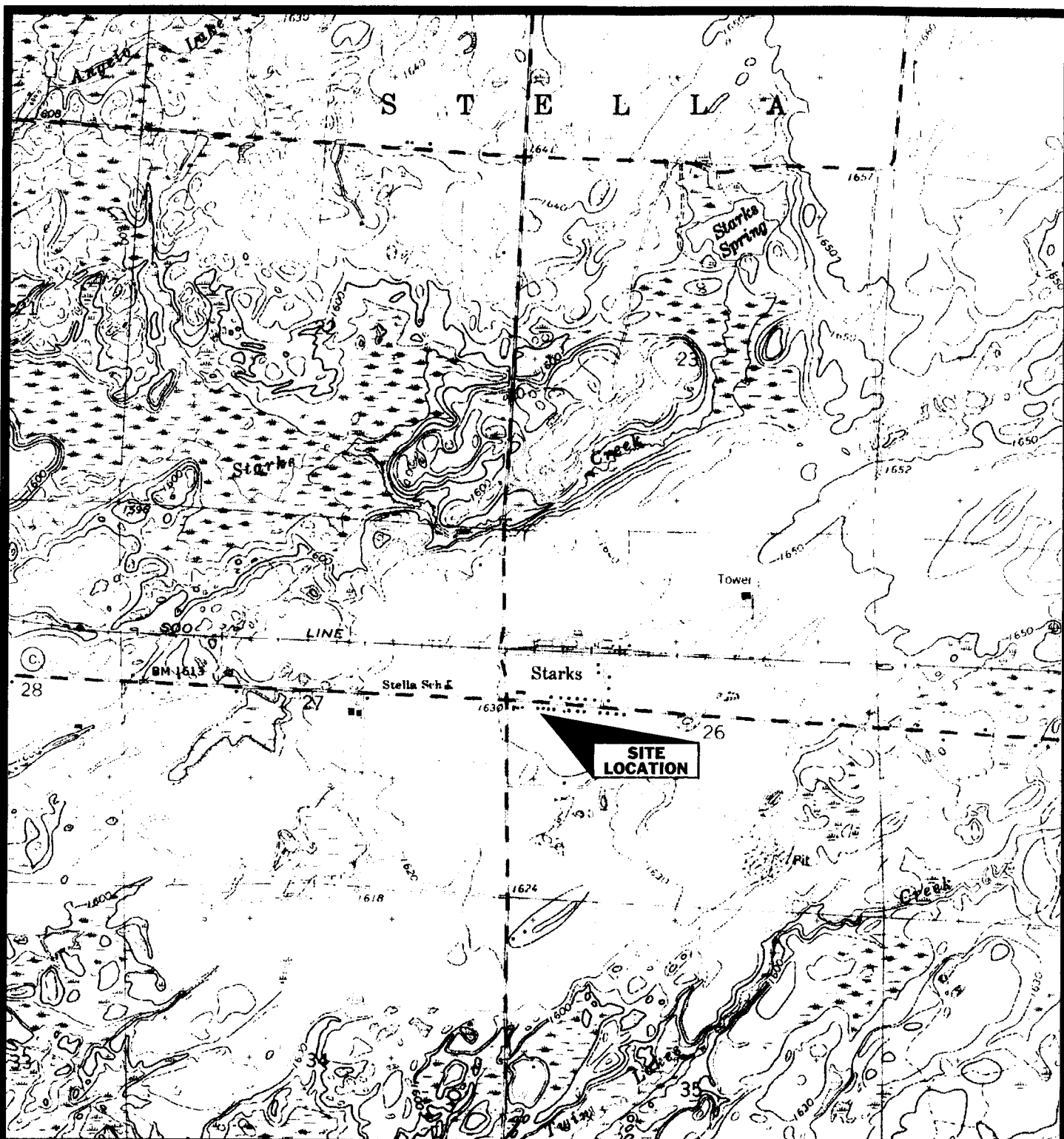


LEGEND

- O - REPRESENTS 3" X 36" IRON PIPE
(ALL BLOCK AND STREET CORNERS)
- o - REPRESENTS IRONS OF 1" X 30" OR LARGER
(ALL LOT CORNERS AND STREET CENTERS)

REGISTERED OFFICE
Cass County, Wis.
Recorded for Record the 13th day of
April 1904 A. D. 1904 at
10:55 o'clock P. M. and recorded in
Vol. 5 of Plate no page 48
Agnes Hering

Fee: \$25.00



SCALE 1" = 2,000'

Base map taken from USGS Starks 7.5 minute topographic series, 1965 (photorevised 1982).

STARKS LANDMARK
RHINELANDER, WISCONSIN

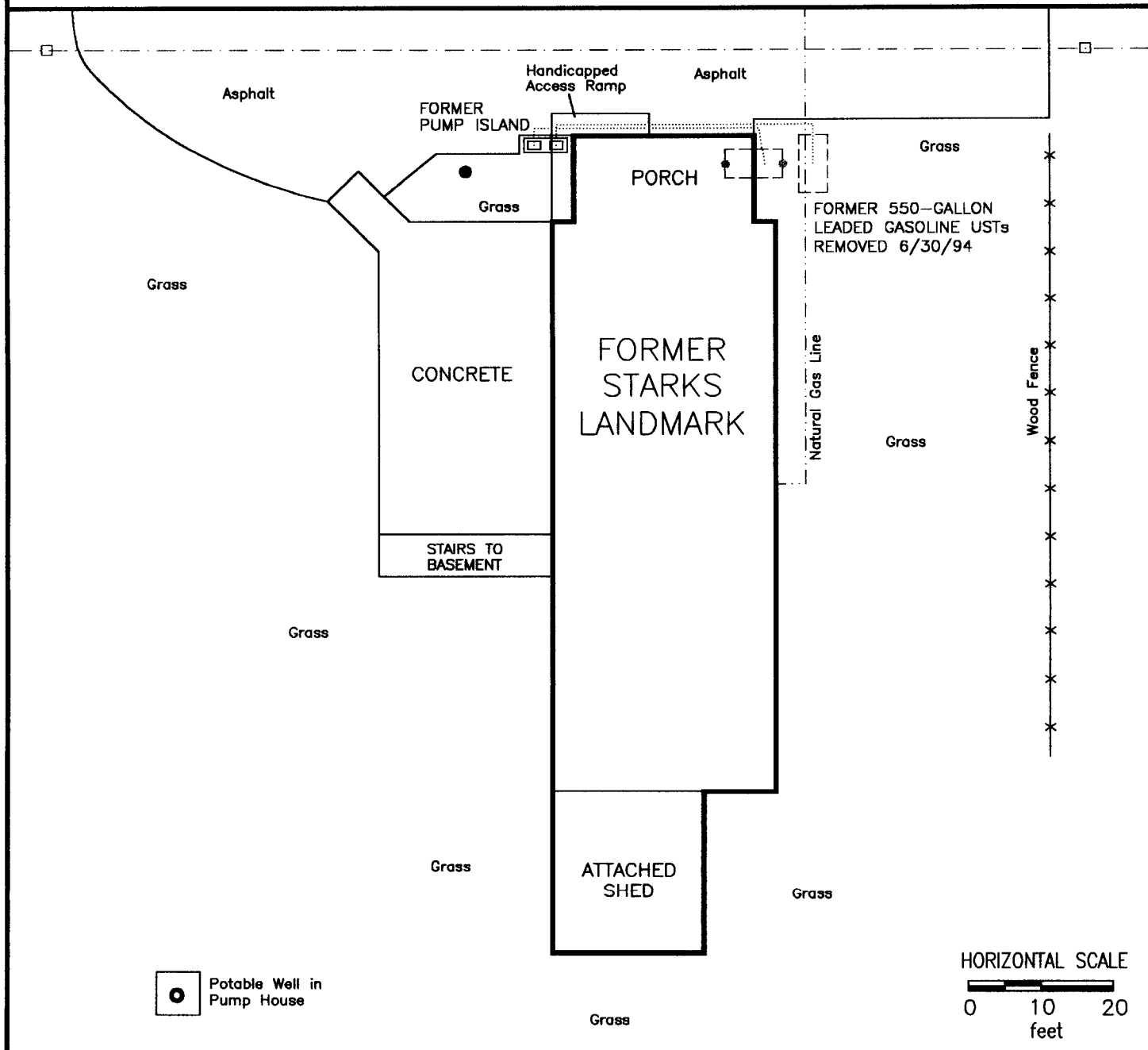
FIGURE 1
SITE LOCATION

OCTOBER 2001

ALN

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

COUNTY HWY C



EXPLANATION

- * UST CLOSURE SOIL SAMPLE
- [] FORMER UST
- FORMER UST PIPING AND/OR ELECTRICAL CONDUIT
- OVERHEAD UTILITIES
- UTILITY POLE
- OLD SIGN POST



STARKS LANDMARK (FORMER)
RHINELANDER, WI

FIGURE 2
Site Layout

Scale: shown	By: ALN	Date: Oct. 2001
Environmental Compliance Consultants, Inc.		

COUNTY HWY C

Asphalt

Handicapped Access Ramp

FORMER PUMP ISLAND

B-3

B-4

B-2

Grass

PORCH

B-1

FORMER 550-GALLON LEADED GASOLINE USTs REMOVED 6/30/94

Natural Gas Line

Wood Fence

Grass

CONCRETE

STAIRS TO BASEMENT

Grass

Grass

ATTACHED SHED

Grass

Grass

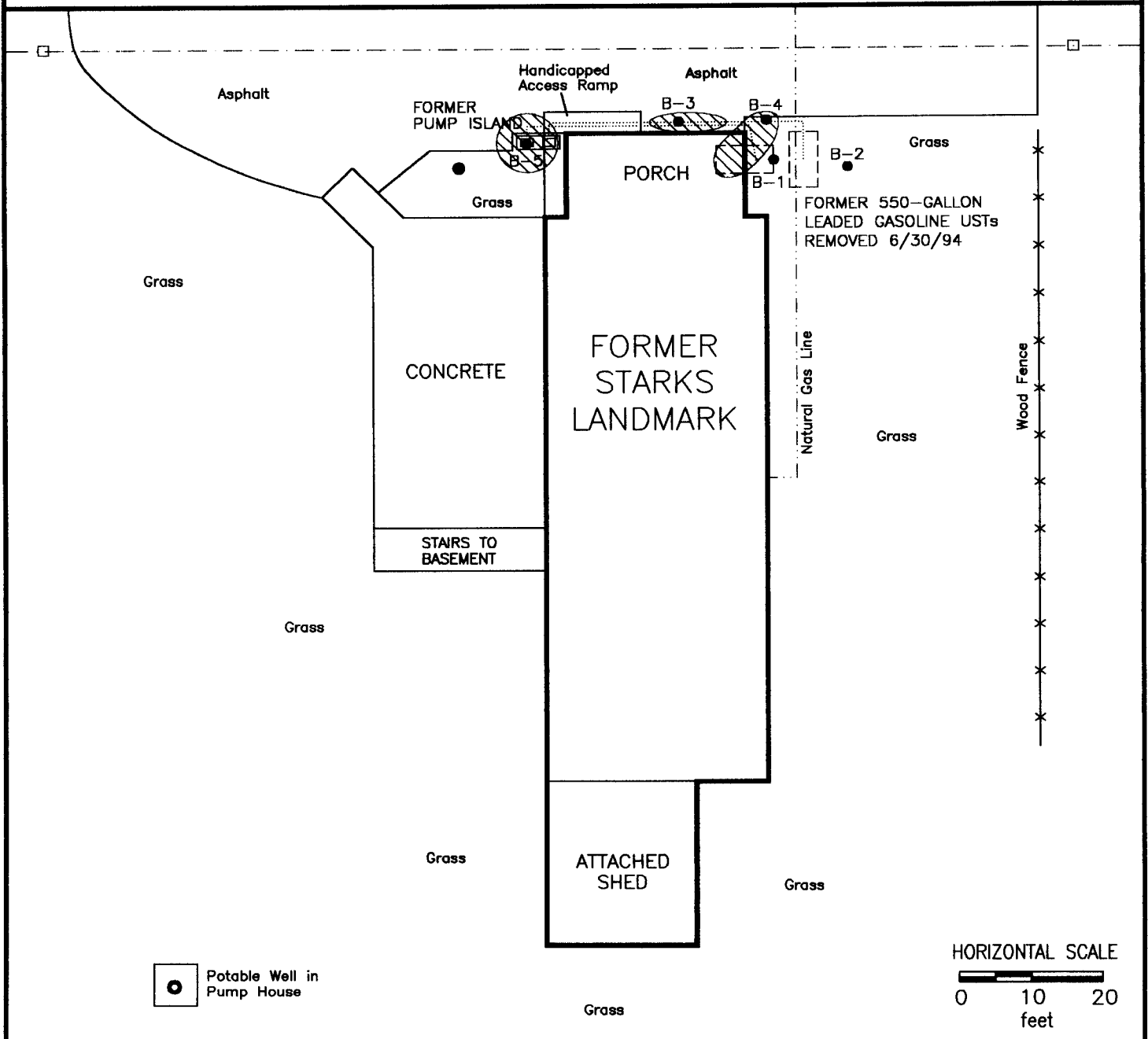
Potable Well in Pump House

HORIZONTAL SCALE

0 10 20 feet

Environmental Compliance Consultants, Inc.

COUNTY HWY C



EXPLANATION

- B-2 ● GEOPROBE SOIL BORING
- [] FORMER UST
- FORMER UST PIPING AND/OR ELECTRICAL CONDUIT
- - - - OVERHEAD UTILITIES
- UTILITY POLE
- OLD SIGN POST
- [Hatched Box] APPROXIMATE EXTENT OF SOIL IMPACTS ABOVE NR 720 GRCLs



STARKS LANDMARK (FORMER) RHINELANDER, WI

FIGURE 4
Approximate Extent of Petroleum Impacted Soil

Scale: shown	By: ALN	Date: Nov. 2001
Environmental Compliance Consultants, Inc.		

TABLE #2. SOIL ANALYTICAL RESULTS FOR STARKS LANDMARK

Boring & Sample	Sample Date	Depth (ft bgs)	PID (ppm eq)	GRO (mg/kg)	Pb (mg/kg)	Benzene	Ethylbenzene	Toluene	m- & p-Xylene	o-Xylene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	Total TMB	MTBE	n-Butylbenzene	Naphthalene
B-1	11/28/01	12-14	6.7	<5.32	3.13	<25	<25	<25	<25	<25	<50	<25	<25	<50	<25	<25	<25
B-2	11/28/01	12-13	6.4	<5.39	2.79	<25	<25	<25	<25	<25	<50	<25	<25	<50	<25	<25	<25
B-3	11/28/01	1-2	65	49.8	270	61	<200	<200	417	<200	<617	986	572	1558	<200	666	250
B-3	11/28/01	3-4	5.7	<5.47	2.89	<25	<25	<25	<25	<25	<50	<25	<25	<50	<25	<25	<25
B-4	11/28/01	6-8	6.7	41.2	4.22	<25	<100	202	455	461	916	981	541	1522	<100	<100	253
B-5	11/28/01	6-7	349	538	12.7	<25	<1000	<100	2060	<1000	<3060	8620	4450	13070	<1000	5070	3440
B-5	11/28/01	12-14	2.8	8.43	1.09	<25	<25	<25	<25	<25	<50	32.8	<25	<57.8	<25	<25	<25
MEOH BLANK	11/28/01			<2.50		<25	<25	<25	<25	<25	<50	<25	<25	<50	<25	<25	<25
NR 720.09 RCLs				100		5.5	2900	1500			4100						
NR 720.11 RCL					50												

Note: Samples were analyzed for full set of VOCs (in ug/kg); only those parameters detected are shown.

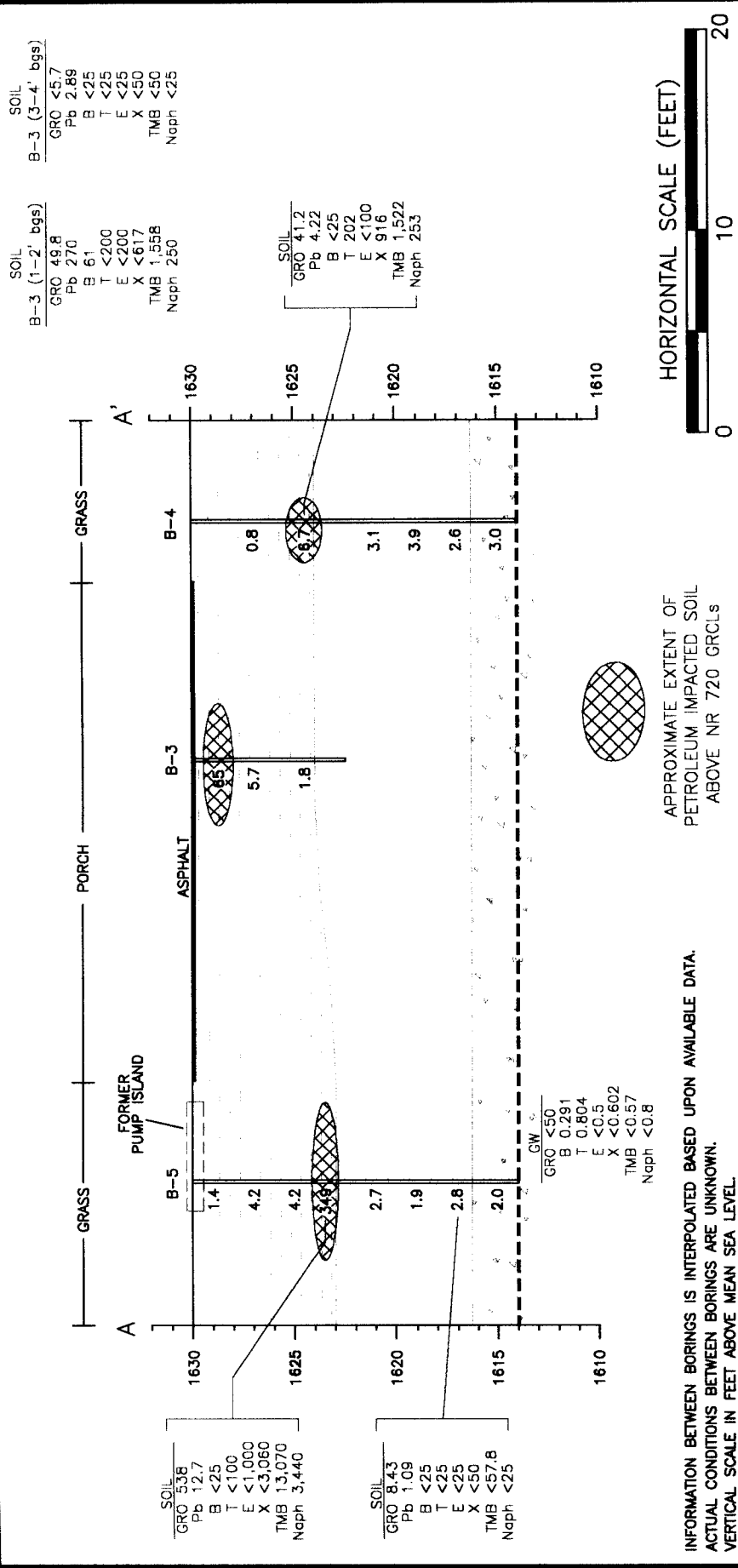
ft bgs = feet below ground surface
 ppm eq = part per million equivalent
 GRO = gasoline range organics
 1,2,4-TMB = 1,2,4-Trimethylbenzene
 1,3,5-TMB = 1,3,5-Trimethylbenzene
 MTBE = Methyl-tert-Butyl Ether

TABLE #3. GROUNDWATER ANALYTICAL RESULTS FOR STARKS LANDMARK

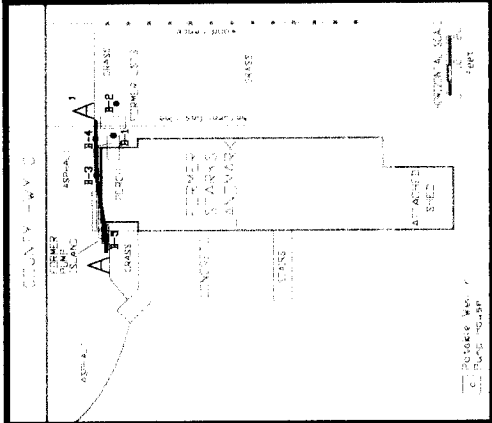
Groundwater Sample	Sample Date	Benzene	Ethylbenzene	Toluene	m- & p-Xylene	o-Xylene	Total Xylenes	1,2,4-TMB	1,3,5-TMB	Total TMB	MTBE	Naphthalene
B-1	11/28/01	0.213	<0.5	0.73	0.536	<0.17	0.706	<0.4	<0.17	<0.57	<0.3	<0.8
B-5	11/28/01	0.291	<0.5	0.804	0.432	<0.17	0.602	<0.4	<0.17	<0.57	<0.3	<0.8
TRIP BLANK	11/28/01	<0.16	<0.025	<0.025	<0.025	<0.025	<0.050	<0.025	<0.025	<0.025	<0.025	<0.025
NR 140 ES		5	700	1000			10000			480	60	40
NR 140 PAL		0.5	140	200			1000			96	12	8

Note: Samples were analyzed for full set of VOCs (in ug/L); only those parameters detected are shown.

1,2,4-TMB = 1,2,4-Trimethylbenzene
 1,3,5-TMB = 1,3,5-Trimethylbenzene



CROSS SECTION LOCATION



STARKS LANDMARK (FORMER)
RHINELANDER, WI

FIGURE 5
APPROXIMATE EXTENT OF
PETROLEUM IMPACTED SOIL

MARCH 2002 ALN

ENVIRONMENTAL COMPLIANCE CONSULTANTS, INC.

Jeffrey and Cynthia Dickison
476 County Highway G
Pelican Lake, WI 54463
(715) 487-5980

To Whom It May Concern:

We, Jeffrey M. Dickison and Cynthia Dickison, do hereby certify that, to the best of our knowledge, the enclosed legal description for the property located at 2479 County Highway C, Rhinelander, Wisconsin, is complete and accurate.

Jeffrey M. Dickison
Jeffrey M. Dickison

4/21/02
Date

Cynthia Dickison
Cynthia Dickison

4/21/02
Date

Parcel 10 #5

03201-565
03201-566

jeff, cth